	City/County	, MARYLAN
Courted at 9250 Judicial Way Ellicott City.	MD 21043	Telephone 410-313-2111
Cour	rt Address	
Dala Isia III O	/ ₂ , 2	
Bala Jain, LLC Plaintiff	vs. / <u>Eagle Proper</u> Defendant	ies and Investments LLC, et
NOTI	CE OF LIS PENDENS	
(1	Md. Rule 12-102(b))	
You are notified that on July 18, 2022	the suit in CL-2022	0009687
Date		Case Number
was instituted in the circuit court for	Fairfax County Virginia C	ircuit Court
The following described real property is inv	- •	operly situated in
	, , , , , , , , , , , , , , , , , , ,	, po) u
Howard County City/County	and described as:	
15474 Roxbury Rd., Glenwood, MD 21738; See	e Exhibit A - Legal Description :	ittached.
Give address and t	the full legal description of real prop	erty.
The nature of the lien, right, or interest sough	giit to be established of emold	EU 15.
See Exhibit B attached for nature of the lier		
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See Exhibit B attached for nature of the lier		EU IS.
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See Exhibit B attached for nature of the lier		150602000
See Exhibit B attached for nature of the lier 7-25-2022	Signature of Plaintif	1506020000 Attorney Nun
See Exhibit B attached for nature of the lier 7-25-2022	Signature of Plaintif	150602000 Attorney Num
See Exhibit B attached for nature of the lier 7-25-2022	Signature of Plaintif	150602000-Attorney Nun
7-25-2022 Date	Signature of Plaintif Mark E. Shaffer Possible Shaffer Possible Shaffer Tysons Corner, Virgini	150602000 Attorney Num inted Name Drive, Suite 1400 Address
See Exhibit B attached for nature of the lier 7-25-202 Date Recor SubTo SubTo SubTo 1648	Signature of Plaintif Mark E. Shaffer Possible 1 8000 Towers Crescent Tysons Corner, Virgini	150602000- Attorney Nun inted Name Orive, Suite 1400 Address 22182 ity, State, Zip
See Exhibit B attached for nature of the lier 7-25-22 Date LR - Aprel Recording Ref: 13 Surcharge Surcharge #16496652	Signature of Plaintif Mark E. Shaffer Possible Shaffer Possible Shaffer Tysons Corner, Virgini	150602000- Attorney Num inted Name Drive, Suite 1400 Address 22182 ity, State, Zip man.com
See Exhibit B attached for nature of the lier 7-25-22 Date LR - Aprel Recording Ref: 13 Surcharge Surcharge #16496652	Signature of Plaintif Mark E. Shaffer 8000 Towers Crescent Tysons Corner, Virgini Mark.Shaffer@offitkur	150602000 Attorney Num inted Name Orive, Suite 1400 Address 22182 ity, State, Zip
See Exhibit B attached for nature of the lier 7-25-202 Date	Signature of Plaintif Mark E. Shaffer Possons Corner, Virgini Mark.Shaffer@offitkur 703-745-1800	150602000 Attorney Nu inted Name Drive, Suite 1400 Address 22182 ity, State, Zip man.com



EXHIBIT A - LEGAL DESCRIPTION

All that lot of ground situate in the County of Howard, Maryland and more particularly described as follows:

Beginning for the same at a point on the Southeast side of the concrete body of the aforesaid Washington to Westminster Road, at a point where a stone formerly stood, at the end of the 3rd line of Lot No.1, containing 181 1/4 acres of land, more or less, which, in a cause in the Circuit Court for Howard County, in Equity, lately depending, entitled "Sallie E. Dorsey, et al. vs. Stephen B. Dorsey" was allotted to the said Sallie E. Dorsey, and running thence with and binding on the 4th and 5th lines of said lot, as now corrected for variation, and with part of the Western boundary of the lands belonging to Ann England Griffith, the two following courses and distances: (1) South 29 degrees 15 minutes East 51 1 112 feet, to a stake set in the ground, and (2) South 6 degrees 40 minutes West 309.37 feet, to a large maple tree; thence leaving the outlines of the original tract and the Western boundary of the land belonging to Ann England Griffith, and by two lines along the Northern boundary of the property formerly belonging to the late Stephen B. Dorsey, (3) South 70 degrees 35 minutes West 133 1/4 feet, to a white oak tree, and (4) South 58 degrees 32 minutes West 186 feet, to a stake set in the ground by a fence post; thence along the Northeastern edge of a small timber lot, (5) North 56 degrees West 133.9 feet, to a stake set in the ground; thence (6) North 68 1/2 degrees West 548.1 feet to and along the Northeastern edge of the aforesaid Bank's School House Road, also known as the road from Knollwood to Glenelg; thence along the Northeastern edge of said road, (7) North 9 degrees West 78.2 feet, to a point at the intersection of the center of said road with the Southeastern edge of the aforesaid Washington to Westminster Road, and thence running with and binding on the Southeastern edge of the Washington to Westminster Road, and also running with, or near, the 3rd line of Lot No. I aforesaid, as now corrected as aforesaid, (8) North 52 degrees 45 minutes East 877. I feet, to the place of beginning; containing 10.86 acres of land, more or less.

Save and Except, Therefrom, (1) All that piece or parcel of land, which, by deed dated March 5th, 1952, and recorded among the Land Records of said Howard County in Liber

M.W. B. No. 230, Folio 524, etc., was granted and conveyed by Mary Elizabeth Dorsey, and others, to the State of Maryland, to the use of the State Roads Commission, and (2) all that piece or parcel of land, which, by deed dated March 20th, 1952, and recorded among said Land Records in Liber M.W.B. No. 231, Folio 56, etc., was granted and conveyed by the said Mary Elizabeth Dorsey, and others, to the State of Maryland, to the use of the State Roads Commission.

Case 23-10566-KHK Doc 665-2 Filed 11/22/24 Entered 11/22/24 17:00:44 Desc **BOOK:** FXHIBITES Pendens Page 3 of 4

EXHIBIT B

The underlying action involves title to real estate and seeks relief in the form of imposition of a constructive trust based on Eagle Properties and Investments, LLC's ("Eagle") use of loans it obtained from Bala Jain, LLC that it used to improve and develop the real estate at issue. Bala Jain, LLC has filed a lawsuit against Eagle Properties and Investments, LLC, Amit Jain, Monika Jain, First Class Title, and Daniel Kotz. The lawsuit alleges that: Amit Jain, Monika Jain, First Class title and Daniel Kotz committed fraud and conspiracy to commit fraud in order to deceive Bala Jain, LLC to lend to Eagle \$7.5 million in loans to purchase, improve, and develop various real properties, including the real estate at issue (Counts I and II); Bala Jain is entitled to declaratory judgment that Eagle's failure to repay the loans combined with the other defendants to fraud entitles Bala Jain to imposition of a constructive trust on the real estate at issue (Count III); an accounting from all Defendants (Count IV); to disregard and pierce Eagle's corporate veil (Count V); and breach of contract against Eagle (Count VI) based.

Plaintiffs claim damages of at least \$7,500,000.00, plus punitive damages and attorneys' fees.

Case 23-10566-KHK Doc 665-2 Filed 11/22/24 Entered 11/22/24 17:00:44 Desc State of Maryland Land Instrument Intake Sheet County: Howard □ Baltimore City Reserved for Circuit Court Clerk Recording Validation Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only-All Copies Must Be Legible) 1 Type(s) (Check Box if addendum Intake Form is Attached.) of Instruments Mortgage Other Deed Other Deed of Trust Lease Lis Pendens 2 Conveyance Type Improved Sale Unimproved Sale Multiple Accounts Not an Arms Check Box Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9] 3 Tax Exemptions Recordation (if applicable) State Transfer Cite or Explain Authority County Transfer 4 **Consideration Amount** Finance Office Use Only Transfer and Recordation Tax Consideration Purchase Price/Consideration \$ Any New Mortgage \$ Transfer Tax Consideration \$ Consideration Balance of Existing Mortgage \$ Xί \$) % and Tax \$ Less Exemption Amoun \$ Calculations Total Transfer Tax ¢ \$ Recordation Tax Consideration \$) per \$500 \$ Full Cash Value: \$ TOTAL DUE \$ 5 Amount of Fees Doc. 1 Doc. 2 Agent: Recording Charge \$ Surcharge \$ \$ Tax Bill: State Recordation Tax Printed 04/02/2024 \$ \$ Fees State Transfer Tax \$ \$ C.B. Credit; County Transfer Tax \$ \$ Other \$ \$ Ag. Tax/Other Other 6 District Property Tax ID No. (1) Grantor Liber/Folio Мар Parcel No. Var. LOG Description of **(5) Property** Date available 08/10/2022. Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4) SDAT requires submission of all Location/Address of Property Being Conveyed (2) applicable information 15474 Roxbury Rd., Glenwood, MD 21738 A maximum of 40 Other Property Identifiers (if applicable) Water Meter Account No. characters will be indexed in accordance Residential or Non-Residential Fee Simple or Ground Rent Amount: with the priority cited in Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: Real Property Article Section 3-104(g)(3)(i). If Partial Conveyance, List Improvements Conveyed: 21652. 7 Doc. I - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s) Transferred From **CE53** Doc. 2 - Owner(s) of Record, if Different from Grantor(s) Doc. 1 - Owner(s) of Record, if Different from Grantor(s) 8 Doc. I - Grantee(s) Name(s) MSA Doc. 2 - Grantee(s) Name(s) Transferred 0186, Tο New Owner's (Grantee) Mailing Address a. 9 Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional) Other Names Records) WAR 21660, to Be Indexed 10 Contact/Mail Instrument Submitted By or Contact Person Return to Contact Person Information Name: Mark E. Shaffer Firm Offit Kurman ☐ Hold for Pickup Address: 8000 Towers Crescent Drive, Suite 1400 Tysons Corner, Virginia 22182 Phone: (703) 745-1800 Return Address Provided IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER (Land No Yes Will the property being conveyed be the grantee's principal residence? Νo Assessment Does transfer include personal property? If yes, identify: Information COURT Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Assessment Use Only - Do Not Write Below This Line Reserved for County Validation Terminal Verification Agricultural Verification Whole Tran. Process Verification COUNTY CIRCUIT Transfer Number Date Received: Deed Reference Assigned Property No.: Year 20 Sub Plat 20 Geo Map Block Land Zoning Grid Lot Buildings Parce Use Section Occ. Cd. Total Town Cd REMARKS: Space AOC-CC-300 (5/2007)